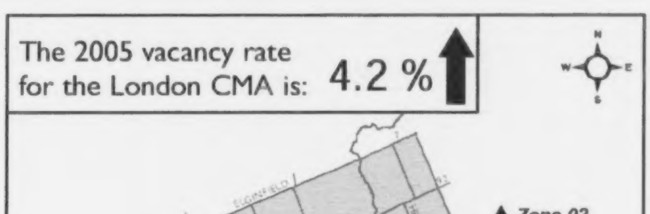
RENTAL MARKET REPORT

LONDON CMA

OCTOBER 2005

More London Apartments Vacant

- The vacancy rate for apartments in buildings of three units or over climbed to 4.2 per cent in 2005, up from 3.7 per cent in 2004.
- This year's rate is the highest vacancy rate in the London metropolitan area since 1998.
- Low interest rates lured many households out of rental accommodation and into home ownership.
- New construction of high-end rental units in the downtown, beginning in 2003, helped boost the stock of private apartments by 411 units.
- The result of the outflow of tenants to home ownership and the increased supply of rental apartments was a 15 per cent jump to 1,667 in the number of vacant apartments in the region.



IN THIS ISSUE

Canada

CMHC SCHL
HOME TO CANADIANS

Apartment Vacancy Rates (%) by Major Centres		
	2004	2005
Abbotsford	2.8	3.8
Calgary	4.3	1.6
Edmonton	5.3	4.5
Gatineau	2.1	3.1
Greater Sudbury	2.6	1.6
Halifax	2.9	3.3
Hamilton	3.4	4.3
Kingston	2.4	2.4
Kitchener	3.5	3.3
London	3.7	4.2
Montréal	1.5	2.0
Oshawa	3.4	3.3
Ottawa	3.9	3.3
Québec	1.1	1.4
Regina	2.7	3.2
Saguenay	5.3	4.5
Saint John	5.8	5.7
Saskatoon	6.3	4.6
Sherbrooke	0.9	1.2
St. Catharines-Niagara	2.6	2.7
St. John's	3.1	4.5
Thunder Bay	5.0	4.6
Toronto	4.3	3.7
Trois-Rivières	1.2	1.5
Vancouver	1.3	1.4
Victoria	0.6	0.5
Windsor	8.8	10.3
Winnipeg	1.1	1.7
Total	2.7	2.7

National Apartment Vacancy Rate Stabilizes

The average rental apartment vacancy rate in Canada's 28 major centres[1] was unchanged at 2.7 per cent in October 2005 compared to last year. This follows three consecutive increases in the vacancy rate over the 2002 to 2004 period. The vacancy rate remains below the average of 2.8 per cent observed over the 1995 to 2004 period.

Thanks to a solid economy and strong job creation, household formation has been healthy, which has promoted demand for both ownership and rental housing. The stabilizing of the vacancy rate across the major centres reflects a number of factors. As the majority of new immigrants initially settle in rental housing, high levels of immigration have been a key driver of rental demand over the past year. Also, across most centres, more renters are remaining in rental units as the gap between the cost of home ownership and renting increased in 2005. These two factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the record level of existing home sales in 2005. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive form of housing that are often purchased by renter households switching to home ownership. In some cases, condos supplement the rental market as they may be purchased by investors who, in turn, rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

Even though the average rental apartment vacancy rate has moved higher in recent years, many households are still facing affordability issues across Canada. Either these households need to move to less expensive units or require additional help to make their monthly shelter costs more affordable. In some cases, however, there are not enough vacant units to meet the needs of all households in core housing need. Therefore, additional affordable housing units continue to be required.

The centres with the highest vacancy rates in 2005 were Windsor (10.3 per cent), Saint John (NB) (5.7 per cent), Saskatoon (4.6 per cent), Thunder Bay (4.6 per cent), Edmonton (4.5 per cent), St. John's (NFLD) (4.5 per cent), and Saguenay (4.5 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Victoria (0.5 per cent), Sherbrooke (1.2 per cent), Québec (1.4 per cent), Vancouver (1.4 per cent), Trois-Rivières (1.5 per cent), Calgary (1.6 per cent), and Greater Sudbury (1.6 per cent).

Average rents for two-bedroom apartments increased in 25 of the 28 major centres. However in 15 of the 25 major centres where rents were up, the increases were small. The greatest increases occurred in Kitchener, Victoria, and Quebec where rents were up 6.0 per cent, 4.8 per cent, and 4.2 per cent, respectively. Overall, the average rent for two-bedroom apartments across Canada's 28 major centres increased by 1.6 per cent in October 2005 compared to last year.

The highest average monthly rents for two-bedroom apartments were in Toronto ($1,052), Vancouver ($1,004), and Ottawa ($920), while the lowest were in Trois-Rivières ($474) and Saguenay ($472).

London vacancies rise

2005 represents the second year of rising vacancy rates in the London Census Metropolitan Area (CMA). A buoyant resale market has allowed many former renter households to make the move into home ownership. Although a strong local economy and a growing number of households in the 25 to 34 age group have generated good demand for apartment units, the net result has been an increase in the vacancy

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMA) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market purposes.

rate to its highest level in six years. Viewed over the longer term, the current rate is somewhat above the 15 year average of 3.6 per cent.

Higher vacancy rates have restrained rent increases. The average rent for two bedroom units (the most common bedroom type) rose only 2.2 per cent from $758 in October 2004 to $775 in October 2005. Excluding the Downtown North area (Zone 1) the average two bedroom rent rose only 2.0 per cent over the last year, barely more than the provincial rent increase guideline of 1.5 per cent.

With the addition of 338 apartment units to the stock in the Downtown North area between October 2004 and October 2005, this sub-market has the highest overall vacancy level. While the bulk of the 140 additional one bedroom units have been occupied, the more expensive two bedroom apartments have been slower to rent up. The addition of new units to the survey pushed up the average two bedroom rent in the Downtown North area by 4.5 per cent to $835 and the vacancy rate climbed to 11.7 per cent.

The other area of the City of London which had a larger than average increase in its vacancy rate was the North area, where the percentage of apartments vacant rose from 5.2 per cent to 6.5 per cent. The rise was particularly evident for two bedroom apartments, where one in ten stood vacant in October 2005. The strength of the resale market seems to have been the major factor. The average rent for a two bedroom apartment in the zone, of $834, is above the principal and interest payment of $758 on the average condominium in the city of London in the third quarter of 2005 (assuming 5% down and the posted 5 year rate of 5.8 per cent). The $834 average rent is also just below the principal and interest payment on the average resale bungalow at $855.

Outside of the City of London, vacancy rates converged toward the metro area norm. The vacancy rate in St. Thomas slid to 4.3 per cent from 4.8 per cent, bringing it back into line with the overall average for the London area. On the other hand, in Strathroy-Caradoc the vacancy rate rose to 2.8 per cent, with vacancies in one bedroom units rising while those in two bedroom units edged down.

Rents rise modestly

Average rents rose for most bedroom types, with the inclusion in the survey of newer luxury units contributing to the increase. Rent increases in the City of London ranged from 2.6 per cent for one and two bedroom units to 3.6 per cent for bachelor apartments. In contrast, apartment with three or more bedrooms saw their average rent fall from $958 in October 2004 to $909 in October 2005. As these rents were in the same ballpark as the principal and interest payment on a typical starter home, competitive pressures may have served to restrain rents on these larger units.

The highest average rents were in the Northwest area of London (Zone 4) at $682 for a one bedroom unit, $850 for a two bedroom and $984 for a three bedroom apartment. The one and two bedroom rents in the Northwest rose from October 2004 to October 2005 by 1.8 per cent and 1.3 per cent respectively. Other areas with above average rents were the Downtown North (Zone 1) at $835 for a two bedroom unit and the North area (Zone 3) at $834. These areas tend to have newer more luxurious units in larger buildings.

The least expensive apartments in the city of London were to be found in the Northeast (Zone 2) and East (Zone 8) areas. These sub-markets are more likely to be characterized by older, smaller buildings with fewer amenities. Rents in the Northeast zone were also affected by a relatively larger increase in the vacancy rate from 3.1 per cent to 4.9 per cent in October 2005. This moved the vacancy rate from being 0.6 percentage points below the CMA average to 0.7 per cent above the norm. Despite the lower rents,

the area seems to be having difficulty competing with a greater number of available units in what are perceived as more desirable buildings and locations.

Although rents in St. Thomas remain below the average for the City of London, they had above average increases between the 2004 and 2005 surveys. One bedroom rents jumped 6.9 per cent to an average of $571, while two bedroom rents climbed 5.7 per cent to $689. Rents in Strathroy-Caradoc rose by approximately the same percentages as the averages for the London metropolitan area.

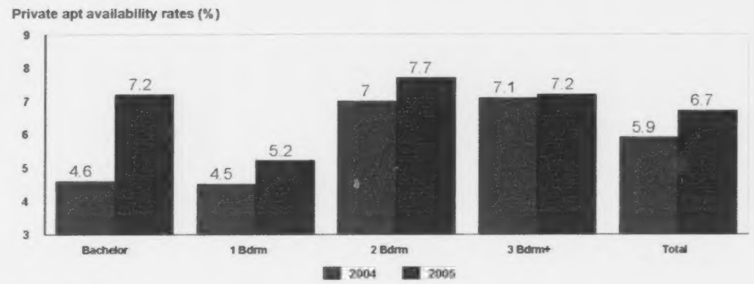
Vacancies high in newer buildings

The highest vacancy rates in October 2005 were being experienced by buildings constructed since 1990. For these buildings the total vacancy rate was 8.6 per cent, more than double the average for all ages of buildings. A total of 544 new rental apartment units were completed from the third quarter of 2004 to the second quarter of 2005, with all but three duplexes eligible for inclusion in this year's survey. While the number of new buildings has meant a higher vacancy rate, strong demand from such potential renters as empty nesters has kept the vacancy rate from climbing further this year.

Availability rates higher

CMHC's availability rate measure includes units vacant and not re-rented as well as units for which the existing tenant has given or has received official notice to move and a new tenant has not yet been found. As the availability rate encompasses currently vacant units, it can never be lower than the vacancy rate.

Rising availability rates



Source: CMHC

The strong pace of first-time buyer activity in the resale market through the summer and into the fall months has helped to increase the number of units becoming available.

For the London CMA, availability rates increased for all bedroom types between October 2004 when they were first measured and October 2005. The biggest jump was in the availability rate for bachelor units, which went from 4.6 per cent to 7.2 per cent. With higher vacancy rates for larger bedroom types, those occupying bachelor units may be making the move into bigger accommodation sooner.

One bedroom apartments also saw a significant increase in the availability rate to 5.2 per cent from 4.5 per cent a year earlier. Two bedroom apartments now have the highest availability rate of any bedroom type at 7.7 per cent, with three bedroom units somewhat lower at 7.2 per cent. The relatively higher rents in these units makes their tenants prime candidates for entering the home ownership market. For the two bedroom units, the completion and marketing of newly built luxury units may have also drawn some tenants out of existing stock, leaving their units available.

Looking at the different areas within the city of London, the highest availability rates were in Downtown North (8.6%), Northeast (8.5%) and North (9.1%). The availability rate in Downtown North was up only slightly from 2004, a result of higher vacancy levels. There were significant increases in both the Northeast and North zones. Northeast London saw the biggest jump of any area in its availability rate (3.1 percentage points to 8.5 per cent). The increase was comprised of a 1.8 point rise in the vacancy rate and a 1.3 point increase in the per cent of units where notice had been given. The rise in availability rates in North and Northeast London may reflect higher mobility to both home ownership as well as move-up to more expensive and desirable rental accommodation.

In contrast to the increased levels of apartment availability in the northern areas of London, Zone 7 in the South end of the city saw its availability rate fall from 8.4 per cent in 2004 to 6.6 per cent this year. South of the city in St.Thomas the availability rate also fell, from 6.1 per cent to 5.2 per cent. The lowest availability rate in the London CMA was in Strathroy-Caradoc, where only 3.4 per cent of apartments were available as of October 2005.

Townhouse vacancy rates move lower

The vacancy rate for privately-initiated rental townhouses in the London CMA fell to 3.0 per cent in October 2005, down from 3.8 per cent a year earlier. With only 22 new private rental townhouses completed in the first six months of 2005 compared to 37 completions a year earlier, the market has had a chance to absorb the new supply. Some of the newer units are aimed at the luxury empty nester market and demand has benefited from the increasing ability of their potential tenants to sell their current homes at a good price.

While the overall vacancy rate for townhouses fell, the vacancy rate for two bedroom units rose further to 4.2 per cent from 3.9 per cent a year earlier. Not only are these units in competition with larger townhouses, but they are also competing directly with the large number of two bedroom rental apartments on the market.

The lower vacancy rate for three bedroom townhouses has enabled the average rent for the city of London to rise by 4.2 per cent to $885 monthly in October 2005. This compares to an average rent increase of 2.4 per cent between 2003 and 2004, In contrast, rents for two bedroom townhouses rose by only 2.5 per cent in the city of London and by just 1.6 per cent for the London metro area as a whole.

Townhouse availability rate

The October 2005 survey marked the introduction of availability rate information for privately initiated rental townhouses. The overall availability rate for townhouses in the London CMA was 6.2 per cent in October 2005, compared to 6.7 per cent for apartment units. As townhouses are more likely to be occupied by families, one might expect that the frequency with which tenants move may be lower. However, further surveys will be necessary to verify this or other relationships.

Comparing availability rates by bedroom type, two bedroom townhouses and apartments had very similar rates of 7.5 and 7.7 per cent respectively. However, the three bedroom townhouse availability rate, at 5.7 per cent, was well below that for three bedroom apartments at 7.2 per cent.

Slower completions will allow vacancies to fall

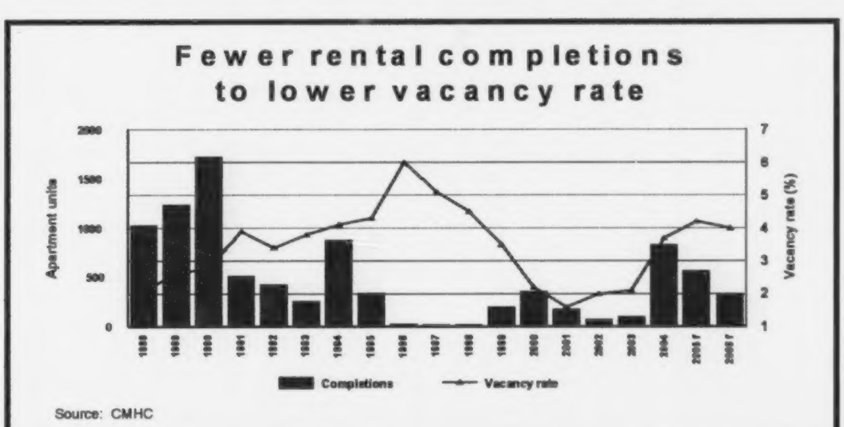
A slower pace of new apartment construction early this year combined with an anticipated slowdown in the first time buyer market will cause the vacancy rate to edge lower in 2006. With less new supply coming on the market, the quicker rent-up process for the completed new rental units will cause the vacancy rate among newer buildings to fall to more normal historical levels.

On the supply side, we expect 566 rental apartment units to be completed in the London CMA in 2005, down from 834 units in 2004. Completions will continue to decline in 2006.

On the demand side, the expected moderate increase in mortgage rates is forecast to result in a 5.3 per cent fall in total sales through the London and St. Thomas Real Estate Board. As first-time buyers are typically the first to react to mortgage rate increases, this slowdown in resale activity will ease the outflow of current tenants.

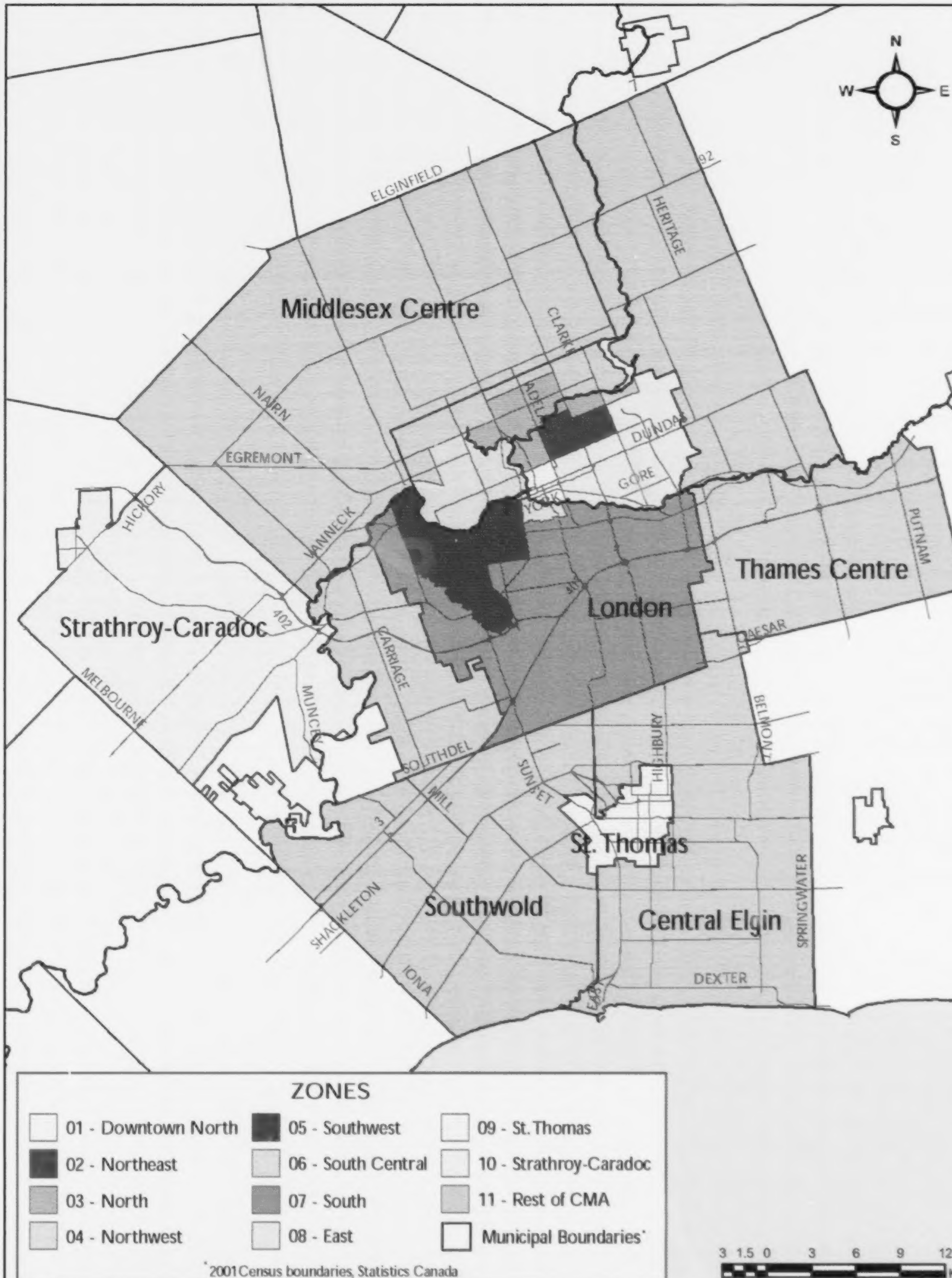
With a lower rate of increase in the supply and a net increase in demand, the overall vacancy rate for private apartments in the London CMA is forecast to edge lower to 4.0 per cent by October 2006, down from 4.2 per cent in October 2005.

With fewer new units being added to the mix and the persistence of moderately high vacancy rates in most areas of the region, the average rent increase for 2006 can be expected to edge lower. For two bedroom units, rents are forecast to rise 2.0 per cent in 2006, down slightly from the 2.2 per cent increase seen in 2005.



For more information on this report contact

Helen Hutton 519-319-9040
Ken Sumnall 519-873-2410


Middlesex Centre
Strathroy-Caradoc
London
Thames Centre
St. Thomas
Southwold
Central Elgin
ELGINFIELD
HERITAGE
CLARKE
NAIRN
ADEL
DUNDAS
EGREMONT
GORE
YORK
HICKORY
VANNECK
PUTNAM
402
401
CAESAR
CARRIAGE
MELBOURNE
MUNCEY
BELMONT
HIGHBURY
SOUTHDEL
SUNSET
MILL
3
SHACKLETON
IONA
SPRINGWATER
DEXTER
EAST
92
N
S
E
W
ZONES
01 - Downtown North
02 - Northeast
03 - North
04 - Northwest
05 - Southwest
06 - South Central
07 - South
08 - East
09 - St. Thomas
10 - Strathroy-Caradoc
11 - Rest of CMA
Municipal Boundaries*
*2001 Census boundaries, Statistics Canada
3 1.5 0 3 6 9 12
Km

ZONE DESCRIPTIONS - LONDON CMA	
Zone 1	**Downtown North** - Census tracts 22, 23, 33, 34. North to Oxford St., East to Adelaide St and bound by the Thames River to the West and South.
Zone 2	**Northeast** - Census tracts 38-41, 46-48. North of Oxford St., East of Adelaide St., West of Clarke Rd, North to the River and Kilally Rd.
Zone 3	**North** - Census tracts 42, 43, 45, 49-51. North of Oxford St., West of Adelaide St (except portion North of the River), City Boundary to the North and River to the West.
Zone 4	**Northwest** - Census tracts 8, 9, 20, 21, 44. South to Riverside Drive and the River, West to Sanitorium Rd area, North to City boundary and West of River boundary with Zone 3.
Zone 5	**Southwest** - Census tracts 5-7, 10, 11, 19, 110. West of Wharncliffe Rd, South of the Thames River to Southdale Rd and then further South to Lambeth, West to the Byron area.
Zone 6	**South Central** - Census tracts 15-18. Includes Old South area - East of Wharncliffe Rd, West of Adelaide St., North of Baseline Rd, and South of the Thames River.
Zone 7	**South** - Census tracts 1-4, 12-14. East of Wharncliffe Rd., South of Zone 6 and the Thames River to the 401 Highway and then to the eastern boundary of the City.
Zone 8	**East** - Census tracts 24-32, 35-37. East of Adelaide St, South of Oxford St (except section East of Clarke Rd) to the Eastern City boundary and down to the South branch of the Thames River.
Zones 1-8	**London City**
Zone 9	**St. Thomas**
Zone 10	**Strathroy-Caradoc TP**
Zone 11	**Rest of CMA** - Includes markets outside of what is included in Zones 1-10.
Zones 1-11	**London CMA**

Zone Realignment and Census Tract Revision

For a number of centres, the zones were realigned to better match existing neighbourhoods (see zone descriptions) and, in some cases, the zones were renumbered. At the same time, the census tracts, which make up the zones, were revised to make them correspond to the 2001 census boundaries (as determined by Statistics Canada). The result of these two actions is the following: the universe size, the vacancy rate and the average rent reported for year 2004 in the 2004 rental market publications may be different from the year 2004 numbers reported in the 2005 reports.

Rental Market Report Tables

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1	Vacancy Rates (%) by Zone and Bedroom Type
1.1.2	Average Rents ($) by Zone and Bedroom Type
1.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4	Availability Rates (%) by Zone and Bedroom Type
1.2.1	Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2	Average Rents ($) by Year of Construction and Bedroom Type
1.3.1	Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2	Average Rents ($) by Structure Size and Bedroom Type
1.4	Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3	Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1	Vacancy Rates (%) by Zone and Bedroom Type
2.1.2	Average Rents ($) by Zone and Bedroom Type
2.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4	Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1	Vacancy Rates (%) by Zone and Bedroom Type
3.1.2	Average Rents ($) by Zone and Bedroom Type
3.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4	Availability Rates (%) by Zone and Bedroom Type

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
London CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown North	2.6	0.4	3.0	4.0	8.3	11.7	**	**	5.3	6.9
Zone 2 - Northeast	7.3	1.6	2.9	4.5	2.9	5.3	6.1	7.1	3.1	4.9
Zone 3 - North	**	**	2.6	2.1	7.2	10.1	7.2	**	5.2	6.5
Zone 4 - Northwest	0.6	0.0	1.0	0.7	2.8	2.4	2.6	2.4	1.9	1.6
Zone 5 - Southwest	0.0	7.1	2.2	3.2	3.4	5.2	3.0	5.7	2.9	4.6
Zone 6 - Central South	1.6	6.0	2.5	2.8	4.2	3.2	**	**	3.0	3.4
Zone 7 - South	3.3	6.2	3.0	3.2	6.9	3.8	6.3	2.4	5.5	3.6
Zone 8 - East	7.5	8.4	3.4	3.1	4.0	4.7	**	**	3.8	4.1
London City (Zones 1-8)	3.1	3.5	2.4	2.8	4.7	5.5	4.3	4.5	3.7	4.3
Zone 9 - St. Thomas	**	**	4.0	5.4	5.7	3.0	**	**	4.8	4.3
Zone 10 - Strathroy-Caradoc	5.1	5.1	0.9	2.1	3.1	2.7	0.0	15.1	2.2	2.8
Zone 11 - Rest of CMA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
London CMA	**2.9**	**4.5**	**2.5**	**2.9**	**4.7**	**5.2**	**4.1**	**4.5**	**3.7**	**4.2**

1.1.2 Private Apartment Average Rents ($)
by Zone and Bedroom Type
London CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown North	458	467	588	604	799	835	**	**
Zone 2 - Northeast	465	527	563	580	672	685	771	766
Zone 3 - North	**	**	660	661	846	834	**	**
Zone 4 - Northwest	**	**	670	682	839	850	**	984
Zone 5 - Southwest	510	**	623	637	772	807	**	**
Zone 6 - Central South	484	479	554	571	794	782	**	**
Zone 7 - South	503	**	605	618	747	776	799	817
Zone 8 - East	398	412	552	576	644	653	**	**
London City (Zones 1-8)	475	492	607	623	761	781	958	909
Zone 9 - St. Thomas	**	**	534	571	652	689	**	**
Zone 10 - Strathroy-Caradoc	428	452	569	585	661	679	702	714
Zone 11 - Rest of CMA	n/u	n/u	**	**	**	**	n/u	n/u
London CMA	**471**	**489**	**602**	**620**	**758**	**775**	**945**	**904**

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category   n/s : No units exist in the sample for this category   n/a : Not applicable

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2005 by Zone and Bedroom Type London CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown North	1	314	91	2,296	243	2,066	**	**	341	4,966
Zone 2 - Northeast	2	151	78	1,728	139	2,617	7	104	226	4,600
Zone 3 - North	**	**	27	1,303	148	1,469	**	**	195	2,994
Zone 4 - Northwest	0	179	21	3,005	83	3,410	4	176	108	6,770
Zone 5 - Southwest	8	113	67	2,050	175	3,352	19	335	269	5,849
Zone 6 - Central South	11	181	33	1,178	28	886	**	**	82	2,400
Zone 7 - South	6	96	44	1,369	107	2,819	6	256	163	4,539
Zone 8 - East	8	92	51	1,671	92	1,949	**	**	156	3,828
London City (Zones 1-8)	40	1,163	412	14,600	1,014	18,568	72	1,614	1,539	35,946
Zone 9 - St. Thomas	**	**	44	815	50	1,638	**	**	112	2,594
Zone 10 - Strathroy-Caradoc	1	20	4	192	8	292	1	7	14	511
Zone 11 - Rest of CMA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
London CMA	**57**	**1,273**	**461**	**15,636**	**1,074**	**20,685**	**76**	**1,673**	**1,667**	**39,267**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type London CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown North	4.8	1.5	5.1	5.7	12.2	13.7	**	**	8.3	8.6
Zone 2 - Northeast	9.5	8.1	4.6	7.7	5.7	8.9	8.2	11.3	5.4	8.5
Zone 3 - North	**	**	4.0	4.7	8.8	12.4	11.3	**	6.8	9.1
Zone 4 - Northwest	0.6	0.6	2.5	2.5	4.8	4.7	4.3	4.1	3.6	3.6
Zone 5 - Southwest	5.5	20.4	5.7	6.8	5.6	7.8	6.3	9.4	5.7	7.8
Zone 6 - Central South	2.7	7.8	2.7	4.0	5.8	5.5	**	**	3.8	5.0
Zone 7 - South	6.7	7.6	6.2	6.0	9.4	6.9	10.4	6.5	8.4	6.6
Zone 8 - East	7.5	8.4	6.2	4.8	6.2	8.1	**	**	6.2	6.6
London City (Zones 1-8)	4.9	6.5	4.5	5.1	7.1	8.2	7.3	7.3	6.0	6.8
Zone 9 - St. Thomas	**	**	5.2	6.3	7.0	4.0	**	**	6.1	5.2
Zone 10 - Strathroy-Caradoc	5.1	5.1	1.5	2.6	4.7	3.5	13.2	15.1	3.6	3.4
Zone 11 - Rest of CMA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
London CMA	**4.6**	**7.2**	**4.5**	**5.2**	**7.0**	**7.7**	**7.1**	**7.2**	**5.9**	**6.7**

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category   n/s : No units exist in the sample for this category   n/a : Not applicable

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type London CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
London CMA										
Pre 1940	5.0	8.6	3.8	2.7	4.2	5.4	3.5	4.4	4.0	4.3
1940 - 1959	4.3	5.4	3.7	3.6	3.2	4.3	4.5	**	3.6	4.0
1960 - 1974	2.3	2.3	1.9	2.9	3.0	3.8	4.0	4.3	2.6	3.4
1975 - 1989	0.4	3.9	2.5	2.7	5.2	4.8	4.4	4.3	4.1	4.0
1990+	**	**	2.6	3.8	10.3	10.1	**	**	8.4	8.6
Total	2.9	4.5	2.5	2.9	4.7	5.2	4.1	4.5	3.7	4.2

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type London CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
London CMA								
Pre 1940	427	435	510	533	644	660	858	815
1940 - 1959	422	428	517	539	599	616	**	**
1960 - 1974	491	513	604	621	710	722	936	919
1975 - 1989	513	520	657	668	796	807	1,001	986
1990+	**	**	709	717	990	996	**	**
Total	471	489	602	620	758	775	945	904

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type London CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
London CMA										
3 to 5 Units	3.4	8.2	2.4	2.6	4.1	3.8	3.4	3.8	3.4	3.6
6 to 19 Units	8.6	6.8	4.7	4.1	5.0	4.9	**	4.6	5.1	4.6
20 to 49 Units	1.2	3.5	2.8	3.3	4.4	5.2	5.9	5.1	3.7	4.4
50 to 99 Units	2.0	1.4	2.2	3.0	3.2	4.5	6.1	11.3	2.8	3.9
100+ Units	0.5	4.2	1.9	2.5	5.5	5.7	3.4	3.6	3.9	4.4
Total	2.9	4.5	2.5	2.9	4.7	5.2	4.1	4.5	3.7	4.2

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category   n/s : No units exist in the sample for this category   n/a : Not applicable

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type London CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
London CMA								
3 to 5 Units	418	422	497	525	623	629	911	704
6 to 19 Units	402	408	499	521	604	619	**	774
20 to 49 Units	469	464	557	569	695	698	781	785
50 to 99 Units	489	522	612	633	719	740	**	**
100+ Units	530	544	667	679	854	869	1,080	1,073
Total	471	489	602	620	758	775	945	904

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone London CMA

Zone	3-5		6-19		20-49		50-99		100+	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown North	2.8	2.3	6.5	4.8	5.8	5.8	1.5	3.1	8.1	11.8
Zone 2 - Northeast	**	11.9	**	**	3.5	4.3	3.6	6.3	1.5	3.7
Zone 3 - North	3.8	**	**	**	**	**	1.6	1.3	7.0	9.4
Zone 4 - Northwest	**	**	**	**	7.6	2.1	1.5	0.9	1.2	1.6
Zone 5 - Southwest	**	7.4	6.2	3.4	3.0	5.2	3.7	5.5	2.2	4.0
Zone 6 - Central South	**	2.3	3.7	5.5	**	**	1.4	2.3	3.8	1.1
Zone 7 - South	5.9	**	5.5	4.8	7.0	7.0	**	3.6	6.8	**
Zone 8 - East	2.8	6.0	3.5	4.6	3.4	4.3	3.6	3.2	6.5	1.5
London City (Zones 1-8)	3.2	3.9	5.6	4.7	4.1	4.8	2.7	4.0	3.7	4.2
Zone 9 - St. Thomas	4.4	2.5	2.9	4.1	0.6	1.6	4.1	**	**	**
Zone 10 - Strathroy-Caradoc	1.7	0.0	**	5.6	3.6	2.3	**	**	n/u	n/u
Zone 11 - Rest of CMA	**	**	n/s	**	**	**	n/u	n/u	**	**
London CMA	**3.4**	**3.6**	**5.1**	**4.6**	**3.7**	**4.4**	**2.8**	**3.9**	**3.9**	**4.4**

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type London CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
London CMA										
LT $550	2.9	3.3	4.0	4.2	4.4	3.7	**	**	3.8	3.9
$550 - $649	3.4	9.1	2.1	2.4	4.9	5.0	**	**	3.0	3.4
$650 - $799	**	**	2.7	2.9	3.8	4.6	7.7	4.3	3.6	4.0
$800 - $999	**	n/s	4.0	2.1	4.1	2.8	3.2	3.4	3.9	2.8
$1000 - $1249	n/s	n/s	**	**	4.0	2.1	6.4	2.8	5.3	2.7
$1250+	n/s	n/s	**	**	**	**	1.0	**	11.1	5.2
Total	2.9	4.5	2.5	2.9	4.7	5.2	4.1	4.5	3.7	4.2

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category   n/s : No units exist in the sample for this category   n/a : Not applicable

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type London CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown North	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - Northeast	n/u	n/u	n/u	n/u	4.2	**	4.2	**	4.2	**
Zone 3 - North	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 4 - Northwest	n/u	n/u	n/u	n/u	**	**	4.4	0.5	5.2	0.4
Zone 5 - Southwest	n/u	n/u	n/u	n/u	1.3	2.2	3.9	1.8	3.1	2.0
Zone 6 - Central South	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7 - South	n/u	n/u	n/u	n/u	**	**	0.6	**	3.1	3.0
Zone 8 - East	n/u	n/u	**	**	**	**	5.2	**	5.4	**
London City (Zones 1-8)	n/u	n/u	**	**	4.1	4.5	3.7	2.5	3.8	3.1
Zone 9 - St. Thomas	n/s	n/s	n/s	n/s	**	**	n/s	n/s	**	**
Zone 10 - Strathroy-Caradoc	n/u	n/u	**	**	**	**	**	**	**	**
Zone 11 - Rest of CMA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
London CMA	**n/s**	**n/s**	**	**	**3.9**	**4.2**	**3.7**	**2.5**	**3.8**	**3.0**

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type London CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown North	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - Northeast	n/u	n/u	n/u	n/u	**	**	728	**
Zone 3 - North	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northwest	n/u	n/u	n/u	n/u	**	**	870	**
Zone 5 - Southwest	n/u	n/u	n/u	n/u	784	786	879	879
Zone 6 - Central South	n/u	n/u	n/u	n/u	n/s	**	**	**
Zone 7 - South	n/u	n/u	n/u	n/u	**	**	779	**
Zone 8 - East	n/u	n/u	**	**	**	**	**	**
London City (Zones 1-8)	n/u	n/u	**	**	805	825	849	885
Zone 9 - St. Thomas	n/s	n/s	n/s	n/s	**	**	n/s	n/s
Zone 10 - Strathroy-Caradoc	n/u	n/u	n/s	n/s	n/s	**	n/s	n/s
Zone 11 - Rest of CMA	n/u	n/u	n/u	n/u	**	**	n/u	n/u
London CMA	**n/s**	**n/s**	**	**	**792**	**805**	**849**	**885**

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category n/s : No units exist in the sample for this category n/a : Not applicable

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2005 by Zone and Bedroom Type London CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown North	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - Northeast	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 4 - Northwest	n/u	n/u	n/u	n/u	**	**	1	194	1	245
Zone 5 - Southwest	n/u	n/u	n/u	n/u	10	456	18	979	28	1,435
Zone 6 - Central South	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7 - South	n/u	n/u	n/u	n/u	**	**	**	**	12	417
Zone 8 - East	n/u	n/u	**	**	**	**	**	**	**	**
London City (Zones 1-8)	n/u	n/u	**	**	45	1,011	63	2,478	108	3,492
Zone 9 - St. Thomas	n/s	n/s	n/s	n/s	**	**	n/s	n/s	**	**
Zone 10 - Strathroy-Caradoc	n/u	n/u	**	**	**	**	**	**	**	**
Zone 11 - Rest of CMA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
London CMA	**n/s**	**n/s**	**	**	45	1,082	63	2,496	108	3,585

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type London CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown North	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 2 - Northeast	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 3 - North	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 4 - Northwest	n/a	n/u	n/a	n/u	n/a	**	n/a	3.1	n/a	2.4
Zone 5 - Southwest	n/a	n/u	n/a	n/u	n/a	4.8	n/a	5.5	n/a	5.3
Zone 6 - Central South	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 7 - South	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	7.8
Zone 8 - East	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
London City (Zones 1-8)	n/a	n/u	n/a	**	n/a	8.1	n/a	5.7	n/a	6.4
Zone 9 - St. Thomas	n/a	n/s	n/a	n/s	n/a	**	n/a	n/s	n/a	**
Zone 10 - Strathroy-Caradoc	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Zone 11 - Rest of CMA	n/a	n/u	n/a	n/u	n/a	**	n/a	n/u	n/a	**
London CMA	**n/a**	**n/s**	**n/a**	**	**n/a**	7.5	**n/a**	5.7	**n/a**	6.2

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category **n/s** : No units exist in the sample for this category **n/a** : Not applicable

METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure.The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

Definitions

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.The changes in average rent do not necessarily correspond to rent changes within a given structure.The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count.These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core).The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area.To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Information and Subscriptions

For more information about this publication or other housing market reports, please contact our Products Administrator at: 1-800-493-0059 or (416) 218-3317 or by e-mail at: ntrivino@cmhc-schl.gc.ca

To learn more about Market Analysis Centre products and services and to subscribe on-line visit: www.cmhc.ca/mktinfo/store/

For more information on other CMHC products, services and programs visit: www.cmhc.ca

FREE ELECTRONIC REPORTS

Now you can keep on top of Canada's housing market with CMHC - absolutely free! Market Analysis Centre's national suite of electronic reports gives you access to the most accurate, comprehensive and up-to-date information. Our free e-reports are your best source for authoritative housing market data, reliable analysis, insight and forecasts.

Sign up for convenient subscriptions to receive every pdf format issue automatically — emailed directly to you on the day of release — for as long as you want them. Or you can access current and recent reports individually as needed. Download, open, view, save or print electronic editions of any of the following reports:

- Housing Market Outlook, Canada
- Housing Now, Canada
- Monthly Housing Statistics
- Housing Information Monthly, Volumes A – K
- Consumer Intentions to Buy or Renovate a Home, Highlights Report & Detailed Statistical Tables
- Canadian Housing Statistics, selected individual tables
- Preliminary Housing Starts, Options A, B, C (A and B)
- Housing Market Outlook, Major Centres – 27 Reports
- Housing Now – 5 Regional Reports
- Housing Now – Major Centres 10 Monthly and 17 Quarterly Reports for Major Centres
- Rental Market Report – 28 Reports for Major Centres
- Rental Market Provincial Highlights – 10 Provincial Reports, plus Yellowknife

Market intelligence on-demand

To view, download or subscribe to free reports, visit: www.cmhc-schl.gc.ca/mktinfo/store

2005 Ontario Retirement Homes Report

Do you want to learn more about the dynamic private retirement home market in Ontario?
The 2005 Retirement Homes Report has detailed Ontario-wide survey findings by market area covering vacancy rates & per diems by bed type, capture rates, new supply, vacancy rates by rent range for private beds & rent distributions.

For more information on the content of this report, please contact:
Ken Sumnall, Manager, Housing Market Surveys (519) 873-2410 or by email: ksumnall@cmhc.ca

To order this report, please contact:
Norma Trivino at 1-800-493-0059 or by email: ntrivino@cmhc.ca